



ZONING CODE

INFORMATION GUIDE

Religious Institutions • BDS Assistance with Affordable Housing Projects

There are more than 400 community-based organizations with hundreds of acres of buildable land in Portland. Many of these organizations want to help solve the housing crisis. In April 2020, the Portland City Council modified zoning regulations with the intent of making it easier for religious institutions and other community organizations to develop affordable housing on their underutilized land. The Expanding Housing Opportunities for Affordable Housing project:



- Reduces regulatory barriers and Conditional Use Review requirements so religious institutions can, by right:
 - Develop housing;
 - Remove existing parking by up to 50 percent when housing is developed;
 - Decrease site size when compliance with other regulations is shown, or if not, a reduced land use review threshold is applied;
 - Increase floor area by up to 2,000 square feet; and
- Streamlines development of housing at current allowances on underutilized land by eliminating conditional use review requirements or reducing the review threshold.



Most religious institutions have not embarked on a housing development project, and the Bureau of Development Services (BDS) is offering additional assistance to those projects. To better assist customers of religious institutions wishing to develop affordable housing, BDS offers the following services:

- An assigned BDS specialist with expertise in regulations that apply to religious institutions, as well as zoning and land use review processes;
- An assigned BDS Process Manager who can assist throughout the permit process;
- Early meetings with the BDS specialist and Process Manager to discuss the project and other logistics;
- Information and details related to fees and any potential fee reductions, as well as the overall City review, permitting and inspection process, including a detailed “roadmap”;
- Contact information for other City services; and
- Discussion about other services needed such as architectural, design and stormwater management.

For further information please contact BDS Religious Institution Affordable Housing specialist, Matt Wickstrom at matt.wickstrom@portlandoregon.gov or 503-823-6825.

For more information visit or call the Planning and Zoning Staff in the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

Current Zoning Code is available at www.portlandoregon.gov/bps/zoningcode

All Information is Subject to Change.